

## **Grove City Planning Commission**

Grove City

### METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT 4035 BROADWAY GROVE CITY, OHIO 43123 614-277-3004

P105 2 1 WW
bevisso.

grovecityohio.gov/development TYPE OF REQUEST X Standard Rezoning **PUD Rezoning** Zoning Upon Annexation Use Approval PROJECT / PROPERTY INFORMATION Rezoning of 1260, 1270, 1280 Stringtown Road PROJECT NAME: PROJECT LOCATION: 1260, 1270, 1280 Stringtown Road STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION) PARCEL ID NUMBER: 040-014327; 040-14326; ACREAGE AFFECTED BY THIS APPLICATION: 1.38 ac 040-014325 EXISTING LAND USE: Vacant land EXISTING ZONING: \_\_SF1 PROPOSED ZONING: C2 PROPOSED LAND USE: Vacant land FUTURE LAND USE DESIGNATION: PROPERTY OWNER INFORMATION Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office. 1111 London-Groveport Rd. Grove City, OH 43123 5850 Ravine, LLC Name Address City, State, Zip 614-361-8989 Phone Fax Email APPLICANT INFORMATION Note: The applicant is the person(s) or entity seeking approval of this application. James Rauck 5850 Ravine, LLC Title Company / Organization 1111 London-Groveport Road, Grove City, OH 43123 Address State, Zip Phone Fax Email AUTHORIZED REPRESENTATIVE Check box if same as Applicant: Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties. Kacie D. Waugh Attorney Waugh Law, LLC Name Company / Organization 3083 Columbus Street, Grove CIty, OH 43123 Address State, Zip kw@waughlawllc.com 614-875-4895 814-875-2155 Phone Email Legal counsel Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.) FOR OFFICE USE ONLY DATE RECEIVED: RECEIVED BY: PAYMENT AMOUNT: TENTATIVE PC MEETING DATE: PC RECOMMENDATION: CHECK NUMBER: PROJECT ID NUMBER: CITY'S REVIEW ENGINEER: CITY'S PLAN REVIEW ENGINEER: PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATION			
PROJECT NAME: Rezoning of 1260, 1270, 1280 Stringtown Road			
DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐			
ACREAGE DISTURBED: 1.38 acres TOTAL FLOOR AREA: N/A			
NUMBER OF BUILDINGS: 0 BUILDING HEIGHT: N/A			
ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A			
ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: N/A ESTIMATED VALUATION OF SITE IMPROVEMENTS N/A			
PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)			
James Rauck, Member 5850 Ravine, LLC , the current property owner hereby authorize the			
applicant <u>James Rauck</u> to submit this application. I agree to be			
bound by all representations and agreements made by the applicant and/or their authorized representative.			
Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hearby authorize			
City representatives to enter, photograph and post notices on the property described in this application.			
Signature of Current Property Owner: Rank MERBER Date: 6-5-19			
STATE OF OHIO, COUNTY OF FRANKLIN			
The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are the statements the statements therein are the statements t			
APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT			
James Rauck, the applicant or authorized representative,			
have read and understand the contents of this application. The information contained in this application, attached exhibits			
and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.			
Signature of Applicant or Authorized Representative: Date: 6-5-19			
STATE OF OHIO, COUNTY OF FRANKLIN			
The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.			
SUBSCRIBED AND SWORN TO before me this			

#### **REVIEW FEES**

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:

\$ 100.00

Engineering Review Fee:

\$

Planning Review Fee:

P \_\_\_\_\_

Total Submittal Fee:

\$ \$100.00

#### **GROVECITY2050 GUIDING PRINCIPLES**

In January 2018, the City of Grove City adopted the <u>GroveCity2050 Community Plan</u> to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

- 1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
- 2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
- 3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
- 4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
- 5. Development shall provide the City with a net fiscal benefit.





# PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

changing the Grove City Zoning map:			
LOCATION OF PROPERTY: 1260, 1	270, ,1280 Stringtown Road		
EXISTING ZONING: SF1	PROPOSED ZONING: C2		
PETITIONER NAME (PLEASE PRINT):	James Rauck		
PETITIONER'S SIGNATURE:	Jan Kank		
OWNER NAME (PLEASE PRINT):	5850 Ravine, LLC		
	701		
OWNER'S SIGNATURE:	Jam Rend MEMBER		
	1 5 10		
DATE:	U-5-19		